



Park Lane, Frampton Cotterell, Bristol, BS36 2ER

Offers Over £600,000

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This exquisite, period cottage overflows with character and charm. Upon arrival, the property's ambiance is palpable, announced by an antique external bell pull. The entrance porch opens into a grand reception dining room with flagstone flooring, accessed through a remarkable period solid oak front door adorned with lead furniture studding and a ring knocker.

The dining room serves as the heart of this captivating property, branching off into numerous diverse reception rooms. Adjacent to the dining room is the kitchen breakfast room, while a rear hallway extends from the dining room to the remainder of the ground floor living spaces and the staircase to the upper level. The smallest reception room, currently outfitted as a home gym, features a fireplace and holds the potential to transform into a cozy snug. Progressing down the hallway, one encounters the first of two utility rooms, containing the boiler and washing machine, next to the ground floor cloakroom. At the hallway's end, period French doors open into an expansive sitting room, with alternative paths leading to the property's exit or the second utility space. Beyond this second utility space, is another room, presently arranged as the study/library.

The upper floor houses four bedrooms, including the master with an ensuite shower room featuring a double shower cubicle and a separate claw-footed freestanding bath. Additionally, there is a sizeable separate family bathroom. Many internal rooms boast fireplaces, ornate coving, ceiling roses, and dado rails with timber cladding beneath.

The front exterior offers a spacious driveway and a low-maintenance artificial lawn, all enclosed by period stone walling. The rear garden is thoughtfully designed for privacy, with another easy-care artificial lawn and an assortment of beautifully planted flowers and shrubs. A true suntrap and tranquil haven in which to relax.





Reception Dining Room – 15'5 max x 11'9
Double glazed window to front aspect, flagstone flooring, feature inglenook fireplace with flanking cupboards, dado rail with timber panelling, ornate ceiling coving, ornate ceiling rose, radiator.

Kitchen/Breakfast Room – 12' max x 11'9
Double glazed window to front aspect, tiled flooring, feature fireplace, fitted kitchen with matching wall and base units with worktops over, single bowl stainless steel sink drainer, cooker hood over for an electric oven, space for dishwasher, space for fridge/freezer, space for breakfast table, ornate ceiling coving, ornate ceiling rose.

Sitting Room 29' max x 16' max Open to conservatory, double glazed windows to rear, French doors to rear garden, large Inglenook fireplace with feature fire, dado rail with timber paneling, radiator x 3.

Reception Four/Snug – 9' x 8' Double glazed window to rear aspect, feature fireplace, radiator, ornate ceiling coving.

Utility Room Two Double glazed window to rear aspect, tiled floor, worktops with space and plumbing for washing machine beneath, condensing gas boiler for central heating system.

Cloakroom Double glazed window to rear aspect, tiled floor, low level WC, Victorian styled square table top wash hand basin, dado rail with timber panelling, radiator.

Utility Room One – 8'2 x 7'9 Worktops, cupboards, radiator, door to exterior, door to **Study/Library – 13'7 x 7'8**



Landing features dado rail with timber panelling, ornate ceiling coving, ornate ceiling rose, radiator, loft access.

Bedroom One – 14'10 x 10'4 Four double glazed Velux windows two to front and two to rear aspect, radiator, fitted cupboards, storage in to eaves, door to ensuite, restricted headspace.

Ensuite – 12'4 x 6'7 Double glazed window to side aspect, double shower cubicle with electric shower over, separate freestanding claw footed bath, wash hand basin, low level WC, radiator, extractor fan.

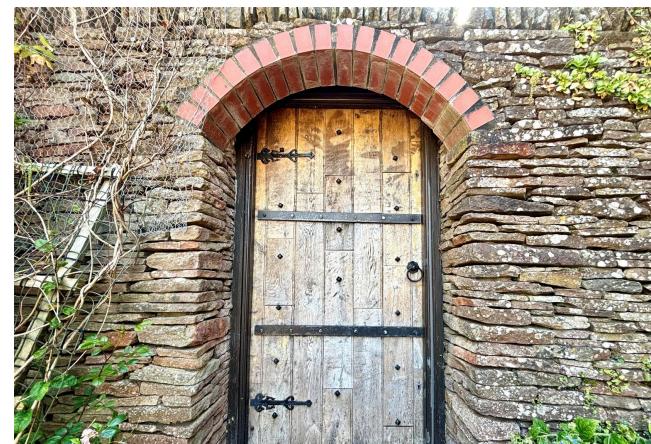
Bedroom Two – 14'6 in to wardrobes x 11'7 Double glazed window to front aspect, built in wardrobe with mirror sliding doors, radiator, ornate ceiling coving, ornate ceiling rose.

Bedroom Three – 11'10 x 8' Double glazed window to front aspect, feature fireplace, radiator, ornate ceiling coving, ornate ceiling rose.

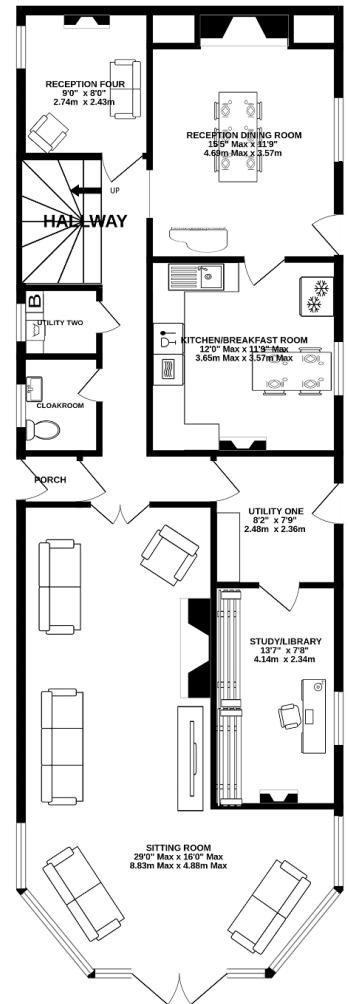
Bedroom Four – 8'2 x 7'10 Double glazed window to rear aspect, radiator, restricted head space.

Front Garden Mainly laid to block paving and flagstones, the front provides ample off road parking and also a small easy-care artificial lawn.

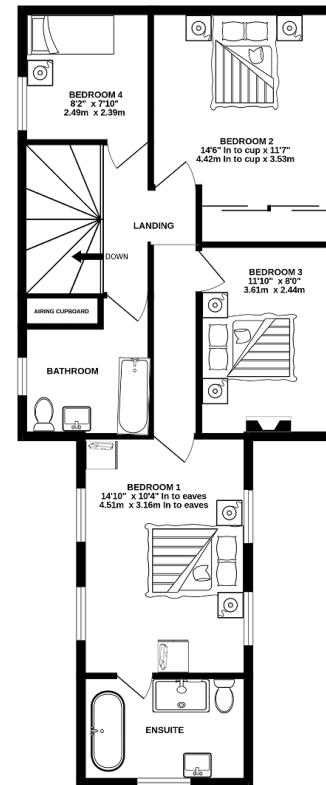
Rear Garden The fully enclosed secure rear garden is thoughtfully designed for privacy, with another easy-care artificial lawn and an assortment of beautifully planted flowers and shrubs. A true suntrap and tranquil haven in which to relax.



GROUND FLOOR
1120 sq.ft. (104.1 sq.m.) approx.



1ST FLOOR
738 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 1858 sq.ft. (172.6 sq.m.) approx.

Whilst every endeavour has been made to ensure the accuracy of the above floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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